



# राजपत्र, हिमाचल प्रदेश

## हिमाचल प्रदेश राज्य शासन द्वारा प्रकाशित

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शिमला, वीरवार, 7 फरवरी, 2008 / 18 माघ, 1929

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हिमाचल प्रदेश सरकार

HOME DEPARTMENT

NOTIFICATION

*Shimla-2, the 22nd January, 2008*

**No. Home-B (B) 2-1/97.**—The Governor, Himachal Pradesh is pleased to appoint S/Shri, Vivek Singh Thakur and Sh. Anshul Bansal Advocates as Additional Advocate General on tenure basis in the office of Advocate General, H.P., Shimla with immediate effect till further orders at the pleasure of the State Government from the date of their joining as Additional Advocate General. The terms and conditions of above Additional Advocate General are as under:-

1. They will be paid fixed retainership fee of Rs. 50, 000/- per month
2. They will be whole time Govt. servant and will not accept any case against the State Government.
3. Their services being purely temporarily can be terminated at any time without any notice and without assigning any reasons.

4. They will do all criminal, quasi criminal entrusted to them by the Advocate General, H.P./H.P. Govt. and Legal Remembrancer.
5. In the matter of leave and traveling allowance, They will be governed by the Rules as applicable to the State Government employees.
6. Their services will be purely on tenure basis and as such They will not be entitled to any other service benefits viz pension, gratuity and encashment of leave etc. etc.
7. In case of other States/Central Government, Advocate will conduct cases of civil and criminal and he will be entitled to claim the fee as admissible to Advocate General of H.P. provided State Government interest may not clash in any case The above terms and conditions can further be revised and amended as per requirement from time to time.

By order,  
Sd/-  
Principal Secretary.

### TOWN & COUNTRY PLANNING DEPARTMENT

*Shimla, 5 June, 2007*

### NOTICE FOR PUBLICATION OF DRAFT AMENDMENT IN INTERIM DEVELOPMENT PLANS, DEVELOPMENT PLANS AND RULE-10-A AND 10-B FOR VARIOUS PLANNING/ SPECIAL AREAS.

**No.HIM/TP/AZR-Vol-IX/07-2340-2590.**— In View of enormous potential of Information Technology and accordingly enactment of Information Technology Policy by the State Government, it has become imperative to notify regulations for development of IT Parks. Accordingly amendment is required to be carried out under the provisions of Himachal Pradesh Town and Country Planning Act, 1977 ( Act No. 12 of 1977) in Interim Development Plan for Shimla Planning Area and Barotiwala Special Area, Development Plan for Rampur, Parwanoo, Kasauli, Solan, Nahan, Paonta Sahib, Hamirpur, Dharamshala, Palampur, Una, Mandi, Manali and Bilaspur Planning Areas and for Nalagarh Special Area and Rule 10-A and 10-B of the Himachal Pradesh Town and Country Planning Rules, 1978 applicable in the Planning/ Special Areas for which Development Plans have not been notified. Therefore, the notice is given that a copy of proposed amendment in the aforesaid Interim Development Plans, Development Plans and Rule 10-A and 10-B is available for inspection at the following offices during office hours:-

1. Director,  
Town & Country Planning Deptt.,  
Himachal Pradesh, Nagar Yojana Bhawan,  
Block No.32-A, SDA Complex, Kasumpti,  
Shimla-171009.
2. The Commissioner,  
Municipal Corporation,  
Shimla, H.P.

3. The Chief Executive Officer,  
Special Area Development Authority  
Baddi-Barotiwala and Nalagarh,  
Jharmajri, Tehsil Kasauli, Distt. Solan, H.P.
4. The Member Secretary,  
Special Area Development Authority,  
Sarahan, Hatkoti, Kufri, Shoghi, Ghanahatti,  
Harat, Jabli, Barog, Kandaghat, Chail,  
Paonta-Sahib, Trilokpur, Una, Chintpurni,  
Baba Balak Nath Ji, Ner-Chowk, Solang,  
Rohtang, Manikaran, Nagar, Pong Dam,  
Chamunda, Garli-Pragpur, Bir-Billing,  
Khajjiar, Bharmour, Pangti, Chamera,  
Reckong Peo, Kaza, Keylong, Tabo,  
and Udaipur.
5. The Town & Country Planner,  
Divisional Town Planning Office,  
Shimla, Solan, Nahan, Hamirpur, Mandi,  
Kullu and Dharmshala.
6. The Assistant Town Planner,  
Sub-Divisional Town Planning Office,  
Rampur, Parwanoo, Bilaspur, Una and Chamba,
7. The Executive Officer,  
Municipal Council,  
Rampur/ Solan/ Parwanoo/ Nalagarh/  
Nahan/ Paonta-Sahib/ Hamirpur/ Chamba/  
Una/ Mandi/ Bilaspur.

The aforesaid draft amendment specifies a narrative report regarding regulations for development of IT Parks in various Planning/ Special Areas in Himachal Pradesh.

If there be any objection/suggestion with respect to the said amendment, the same be sent in writing to the Director, Town and Country Planning Department, Himachal Pradesh, Nagar Yojna Bhawan, Block No 32-A, SDA Complex, Kasumpti, Shimla-171009 or the Commissioner, Municipal Corporation, Shimla or The Chief Executive Officer, Special Area Development Authority, Baddi-Barotiwala and Nalagarh, Jharmajri, Tehsil Kasauli, Distt. Solan or the Member Secretary of concerned Special Area Development Authority or the concerned Town and Country Planner or the concerned Assistant Town Planner of the Department or the Executive Officer of concerned Municipal Council, Himachal Pradesh before expiry of **thirty days** from the date of publication of this notice in the Rajpatra, Himachal Pradesh.

**Place: Shimla.**

**Dated: 5.6.2007**

By order,  
Sd/-  
Director.

**PROPOSED AMENDMENT IN INTERIM DEVELOPMENT PLANS, DEVELOPMENT PLANS AND RULE-10-A AND 10-B REGARDING REGULATIONS FOR DEVELOPMENT OF INFORMATION TECHNOLOGY PARKS IN VARIOUS PLANNING AND SPECIAL AREAS OF HIMACHAL PRADESH.**

**1. Site Selection :** Before entering into agreements for purchase of land with the land owners the site has to be got inspected from the concerned field officer of the Town & Country Planning Department. No Objection Certificate of the Town & Country Planning Department has to be obtained for purchase of land for development of Information Technology (IT) Park.

**2. Check List :** A check list as per **Annexure-1** showing regulatory provisions and fulfillment thereof shall have to be submitted alongwith the proposal.

**3. Size and Shape of Scheme Area :** The cases for permission of I.T. Parks shall be considered in the form of complexes and not on ribbon development pattern along Highways/Major Roads. The minimum area for a scheme for development of I.T. Park shall be five acre.

**4. Slope :** I.T. Park shall be allowed upto 300 slope.

**5. Landuse structure of complex:-**

<b>Landuse Structure</b>	<b>Hilly Area</b>	<b>In Plains.</b>
Total Covered Area	40%	35%
• IT related activities	32%	27%
• Commercial	2%	2%
• Recreational (Indoor)	1%	1%
• Residential	5%	5%
Parks and Tot Lots	10-15 %	10-15%
Area under Traffic and Transportation	20-25%	20-30%
Area under Set backs and other open spaces	23-27%	25-30%

**6. Means of Access :**

1.1 The access to the site of I.T. Park Area shall not be less than 12.00 metre wide.

6.2 Provision of Internal Roads shall be as under:-

6.2. For belt along the plains

<b>Width (in metre)</b>	<b>Length (in metre, upto)</b>
12.00	400.00
15.00	1000.00
18.00	Above 1000

## 6.2.2. For hilly areas

Width (in metre)	Length (in metre, upto)
9.00	1000.00
12.00	Above 1000

6.2.3 Walkways of more than 1.20 metre width shall have to be provided on both sides of the main internal roads. The width of roads as specified above shall be including the walkways.

**7. Parking Provision :**

Residential	=	@ one car space per 75 Sqm. floor area
Commercial	=	@ 1.50 car space per 75Sqm. floor area
Office Use	=	@ 1.25 car space per 75 Sqm. floor area
Hardware Manufacturing Unit	=	@ one car space per 60 Sqm. floor area.
Software development/ITES	=	@ one car space per 40 Sqm. floor area.

Maximum height of parking floor shall be 3.00 metre including the depth of beam below the ceiling of the slab.

**8. Maximum Number of Storeys, Coverage and F.A.R.:** Maximum number of storeys, Coverage and F.A.R. shall be as per Annexure-II. However, the residential and commercial constructions in IT Park shall be restricted upto 4 storey+1 parking floor in hilly areas and 5 storeys+1 parking floor in plains.

**9. Maximum height of buildings :**

Category	Residential & Commercial use	IT related activities
Hilly Areas	18.00 metre (including sloping roof)	25.00 metre ( including sloping roof)
Plains	21.00 metre	28.00 metre

**10. Set backs :** Block to Block distance shall be 2/3rd of average height of the blocks. Distance of structures from the adjoining properties and side setbacks shall not be less than 1/3rd of the height of the blocks. Minimum 3.00 metre distance from internal roads shall have to be maintained.

**11. Expansion Joints :** The structures exceeding 45.00 metre in length shall be divided by one or more expansion joints as per design calculation.

**12. Structural Stability :** The structural stability provisions have to be strictly adhered as enshrined in Section 31-A of the H .P. Town and Country Planning Act,1977.

**13. Environment and Health :** 13.1 Proper air, light and ventilation to each dwelling unit shall have to be ensured. At least three hours sun may be available for each flat during winters. Kitchen and services shall have to be provided along the external walls. However, if the water

closets and bathrooms are not opening on to front, side, rear and interior open spaces, these shall open on to the ventilation shaft, the minimum size of which shall be as under:-

<b>Height of Buildings (in metre)</b>	<b>Size of ventilation shaft (in Sq. metre)</b>	<b>Minimum one Dimension of the Shaft ( in metre )</b>
Upto 18	4.0	1.5
Above 18	5.4	1.8

13.2 The developer has to ensure prior environmental clearance under the provisions of Environment Protection Act, 1986 from the Competent Authority, besides consent of the State Environment Protection and Pollution Control Board under Water Act, 1974 and Air Act, 1981.

**14. Safety Measures :** 14.1 In case of buildings of above 15.00 metre of height No Objection Certificate from the Director of Fire Services or Chief Officer, as the case may be, shall be required.

14.2 The provision of stair cases shall be as per clause 8.6.2 of Part-IV of National Building Code of India i.e. a minimum of 2 stair cases for floor area of more than 500 Sqm. At least one of the stair case shall be on external wall of the buildings and shall open directly to the exterior. Width of stair case shall not be less than 3.00 metre i.e. 1.50 metre in one flight.

14.3 Upto 4 storeys and 1 parking floor lift shall be optional. However, for more than 4 storeys and one parking floor, it shall be mandatory requirement. The developer has to make provision of powers back up for the lift and general lighting within and outside the building at his own cost.

**15. Potable Water Supply and Rain Water Harvesting :** No objection certificate from the IPH Department regarding availability of adequate water supply and viability of design of rain water harvesting shall have to be furnished. Adequate provision for rain water harvesting @ 20 liters per Sqm. of the roof top area shall have to be made underground in the parks and open spaces and same shall be used for the purposes other than drinking and cooking.

**16. Parks and tot lots :** Area under parks and tot lots shall have to be properly organised in regular shape, amidst the blocks. Proper landscaping of the I.T. Park area in accordance with the design shall be ensured by the builder.

**17. Existing trees and plantation :**

17.1 No construction shall be allowable within a radius of 5.00 metre from the circumference of an existing tree.

17.2 Plantation shall be ensured @ 125 trees per Hectare.

**18. Distance from Natural Drainage :** Distance from highest flood level along rivers, 'khads' and 'nallahs' shall be as under:-

River	=	25.00m
Khad	=	10.00m
Nallah	=	5.00m

**19. Distance from Roads :**

Distance of structures from roads shall have to be adhered as under:-

- National/ State Highways/ PWD  
Scheduled roads and bye-passes. = 15 metre
- Other District Roads. = 10 metre

**20. Distance from Electric Lines :** Adequate distance from the electric lines as per the requirement of H.P. S.E.B. Rules shall have to be maintained. N.O.C. of the competent authority shall also be required if HT/LT line is crossing through the scheme.

**21. Assessment of Power Requirement :** In case power assessment exceeds 50 KW, proper space for installation of transformer is required to be provided in the layout plan and provision has to be made for coming 11 KV line. The proposed space is to be got verified from the concerned Assistant Executive Engineer of the H.P.S.E.B. and accordingly No Objection Certificate alongwith verification of provision in the layout plan shall have to be furnished.

**22. Development of Infrastructure and its Maintenance :** The Builder/Developer shall construct roads, drains, lay electricity lines, sewerage and make provision for disposal of solid waste etc. Suitable site has to be reserved for placement of dumpers. The provision of services infrastructure shall be made through a duct on sides of the road. The developer has to provide street light poles each at a distance of 30.00m on both sides of the roads. The provision of Community Overhead water reservoir has to be made in the scheme. The infrastructural services shall be maintained till such time that a society is formed and got registered by the residents of the scheme or Municipality/ Nagar Panchayat or Panchayat undertakes the maintenance pursuits of the area.

**23. Supervision :** For supervision of development of land, the Town Planner and for building construction, the Structural Engineer shall be competent, as per provision of Annexure-A of part II of National Building Code of India.

**24. Integration :** Proper integration of the I.T. park area shall have to be ensured with the surrounding uses and infrastructural provisions like roads, drainage, sewerage etc.

**25. Projection of Local Heritage :** As far as possible local heritage imperatives shall have to be incorporated in the designs in terms of facades, sloping roof, windows, doors etc. Part provisions pertaining to sloping roof in I.T. park along the plains and sloping roof in hilly areas shall have to be ensured.

**26. Self-Certification :** In the areas where permission is required only under HPTCP Act, the promoters of Technology Park may start the development work after receiving the approved layout plan alongwith detailed drawings of the blocks certifying that development so carried shall be in accordance with the approved layout/building plans.

**CHECK LIST**

Sr. No.	Description	As per regulations	As proposed
1.	Scheme Area		
2.	Slope of Area		
3.	Means of Access		
4.	Landuse Structure		
5.	Coverage (a) Under I.T. related activities (b) Commercial (c) Recreational (indoor) (d) Residential		
6.	Total Built up Area (a) Under I.T. related activities (b) Commercial (c) Recreational (indoor) (d) Residential		
7	F.A.R.		
8	No. of storeys in each Block		
9	Total height of Blocks		
10	No. of Flats/ Dwelling Units in residential blocks		
11	Total Population		
12	Density per hectare		
13	Details of facilities with respect to population		
14	Parking provision (a) Residential (b) Commercial (c) Office Use (d) Hardware Manufacturing Unit (e) Software development/ITES		
15	Structural Stability Certification		
16	Distance of structures from Natural Drainage		
17	Distance of structures from Highways and other District Roads		
18	Distance of structures from HT/LT lines		
19	N.O.C. of competent authority of the HPSEB in case HT/LT line crossing over/ nearby proposed site		
20	N.O.C. of the competent authority of NH/ PWD for approach as well as proposed construction.		

21	Power requirement		
22	Certification by the competent authority of HPSEB regarding availability of power supply .		
23	Source of Water Supply		
24	Certification by the Competent Authority of IPH/ M.C. regarding availability of water.		
25	Provision of Rain Water Harvesting		
26	Arrangement for disposal and treatment of Solid Waste, Sewerage, Sullage and storm water.		
27	Provision for street lighting		
28	Environmental Clearance from Government of India and consent of the State Board under Water Act, 1974 and Air Act, 1981.		
29	Name of the licensed Architect / Town Planner / Engineer with full Correspondence address, appointed for the job.		
30	Name of the licensed Structural Engineer with full Correspondence address, appointed for the job.		

## ANNEXURE-II

### A-DETAIL OF PLANNING AREAS

Sr. No.	Name of Planning Area	Maximum No. of Storeys	Max. Coverage	Max. F.A.R.
1.	Shimla	5+1 parking floor	40%	1.75
2.	Rampur	-do-	40%	1.75
3.	Rohroo	-do-	40%	1.75
4.	Theog	-do-	40%	1.75
5.	Kasauli	-do-	40%	1.75
6.	Chamba	-do-	40%	1.75
7.	Dalhousie	Not allowed		
8.	Kullu Valley	-do-	40%	1.75
9.	Solan	-do-	40%	1.75
10.	Dharamshala	-do-	40%	1.75
11.	Palampur	-do-	40%	1.75
12.	Waknaghat	-do-	40%	1.75
13.	Mandi	-do-	40%	1.75
14.	Parwanoo	6+1 parking floor	35%	2.00
15.	Nahan	-do-	35%	2.00
16.	Paonta Sahib	-do-	35%	2.00
17.	Hamirpur	-do-	35%	2.00
18.	Bilaspur	-do-	35%	2.00
19.	Una	-do-	35%	2.00
20.	Mehatpur	-do-	35%	2.00

**B-DETAIL OF SPECIAL AREAS**

Sr. No.	Name of Special Area	Maximum No. of Storeys	Max. Coverage	Max. F.A.R.
1.	Hatkoti	5+1 parking floor	40%	1.75
2.	Sarahan	-do-	40%	1.75
3.	Shoghi	-do-	40%	1.75
4.	Ghanahatti	-do-	40%	1.75
5.	Harat	-do-	40%	1.75
6.	Jabli	-do-	40%	1.75
7.	Barog	do-	40%	1.75
8.	Kandaghat	-do-	40%	1.75
9.	Nagar	-do-	40%	1.75
10.	Pong Dam	-do-	40%	1.75
11.	Chamunda	-do-	40%	1.75
12.	Garli-Pragpur	-do-	40%	1.75
13.	Bir-Billing	-do-	40%	1.75
14.	Baddi-Barotiwala and Nalagarh	6+1 parking floor	35%	2.00
15.	Paonta-Sahib	-do-	35%	2.00
16.	Trilokpur	-do-	35%	2.00
17.	Una	-do-	35%	2.00
18.	Chintpurni	-do-	35%	2.00
19.	Baba Balak Nath	-do-	35%	2.00
20.	Ner Chowk	-do-	35%	2.00

Development of IT Parks shall not be permissible in Reckong Peo, Keylong, Kaza, Pangi, Bharmour, Chamera, Khajjiar, Kufri. Udaipur, Manikaran, Chail, Tabo, Rohtang and Solang Special Areas.

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**NOTICE FOR PUBLICATION OF EXISTING LANDUSE MAP FOR ADDITIONAL AREAS INCLUDED IN KASauli PLANNING AREA.**

**No. HIM/TP/PJT/P.A.Kasauli/2007-Vol-II/-7651-7727.**— Notice is hereby given that existing land use map of additional area included under Kasauli Planning Area vide State Government Notification No. TCPF(4)-4/2006 dated 15.01.2007, has been prepared under sub section (1) of Section-15 of Himachal Pradesh Town and Country Planning Act, 1977 (Act No. 12 of 1977) and copy thereof is available for inspection during office hours in the following offices:-

1. Director,  
Town and Country Planning Department,  
Himachal Pradesh, Shimla-9

2. The Pardhans,  
Gram Panchayat Chamian, Garkhal and Tiron,  
Tehsil Kasauli District Solan.
3. The Town and Country Planner,  
Divisional Town Planning Office,  
Solan, District Solan (H.P.)

If there is any objection or suggestion with respect to the existing land use map so prepared, it may be sent in writing to Director, Town and Country Planning Department, Block No. 32-A, Commercial Complex, Kasumpti, Shimla-9 H.P. and the Town and Country Planner, Divisional Town Planning Office, Solan, District Solan, H.P. before the expiry of 30 days from the date of publication of this notice in the Himachal Pradesh Rajpatra.

Any objection / suggestion which may be received from any person with respect to the said existing land use map before the period as specified above will be considered by the Director, Town and Country Planning Department, Himachal Pradesh.

**Place: Shimla**

**Dated :14-09-07**

By order,  
Sd/-  
*Director.*

